

City of Santa Clara

City Council

Item 18.C: 967 Warburton Ave

June 6, 2017



**City of
Santa Clara**
The Center of What's Possible

967 Warburton Avenue

Request

- Adopt Mitigated Declaration & MMRP
- Rezone from ML to PD
- Tentative Subdivision Map – 6 lots
 - Retain existing single-family home & garage
 - Construct four new residences
 - Create common lot for shared driveway



967 Warburton Avenue



Partially developed 0.48 acre lot with a Spanish Colonial residence constructed in 1932 and two outbuildings in the rear yard.

967 Warburton Avenue

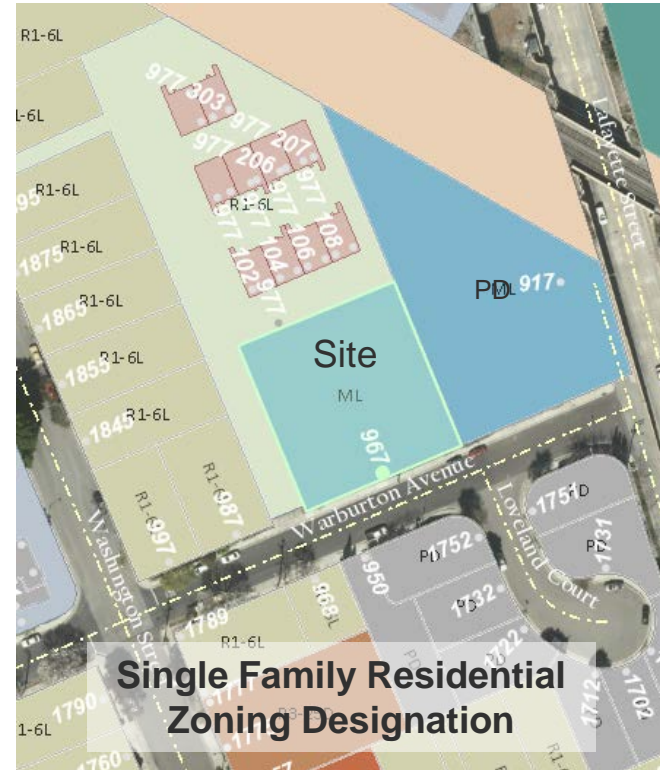


Warburton Street Context – North side



Warburton Street Context – South side

967 Warburton Avenue



967 Warburton Avenue



Lot 1



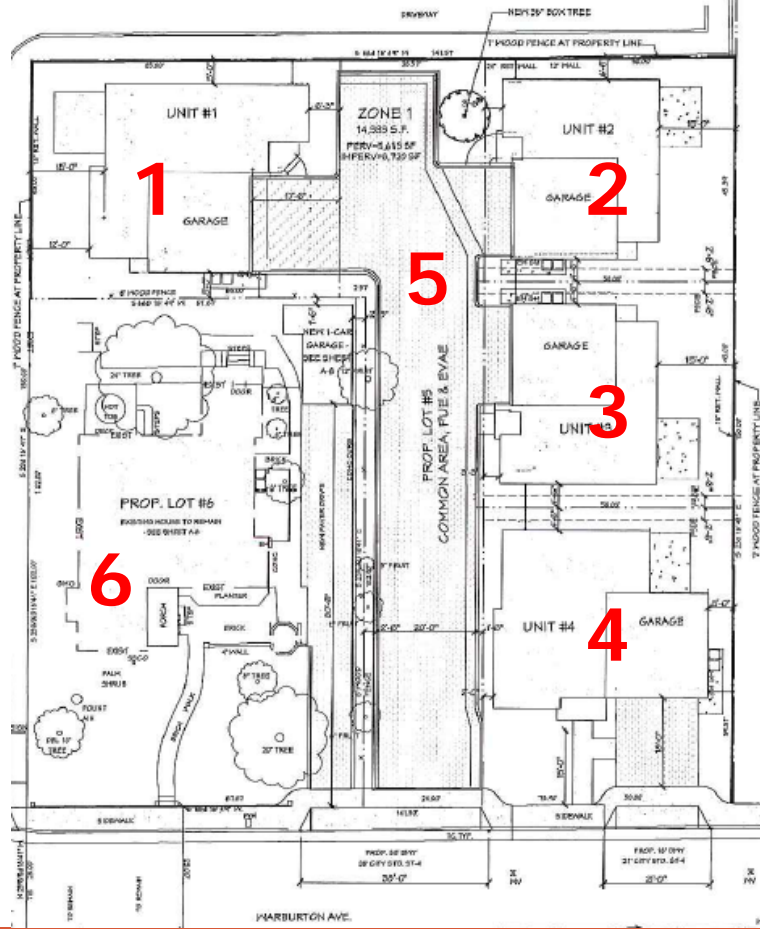
Lot 2



Lot 3



Lot 4

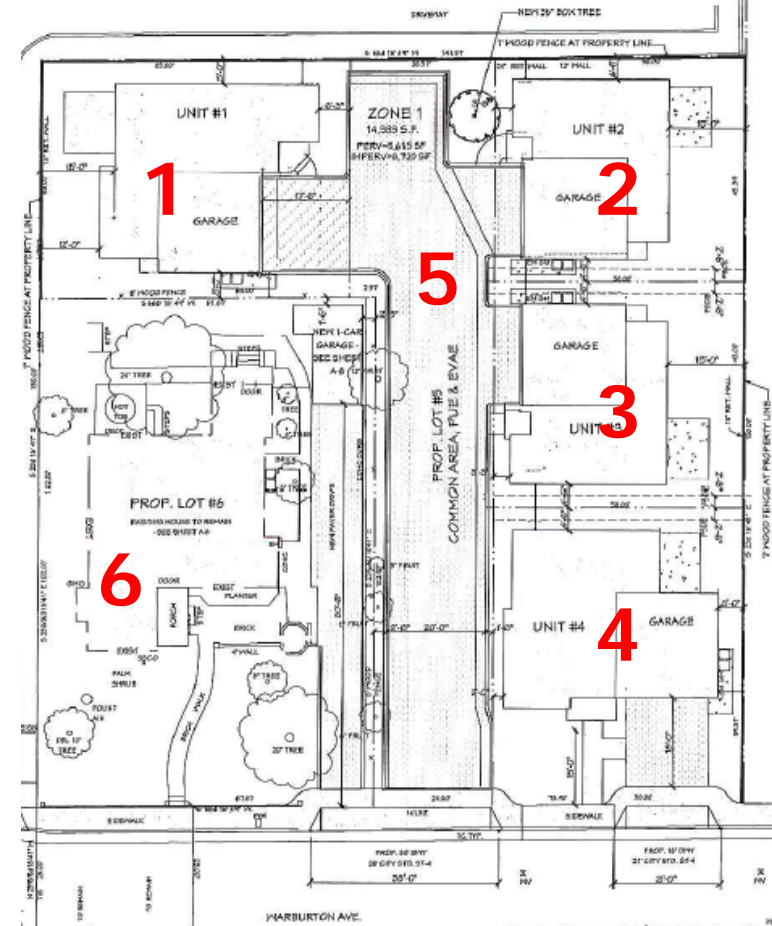


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Parking Provided

- Lot 1: Garage (2) + Drive (2)
- Lot 2: Garage (2)
- Lot 3: Garage (2)
- Lot 4: Garage (2) + Drive (2)
- Lot 5: Guest Parking (2)
- Lot 6: Garage (1) + Drive Aisle (3)



967 Warburton Avenue

Staff Recommendation

- Adopt the Mitigated Negative Declaration & Mitigation Monitoring or Reporting Program;
- Approve the rezone from ML to PD to allow development of (4) 2-story residences, private street, and site improvements and retention of the existing residence as part of the project, subject to conditions; and
- Approve the Tentative Subdivision Map to subdivide the existing parcel into 5 residential lots and 1 common lot, subject to conditions.

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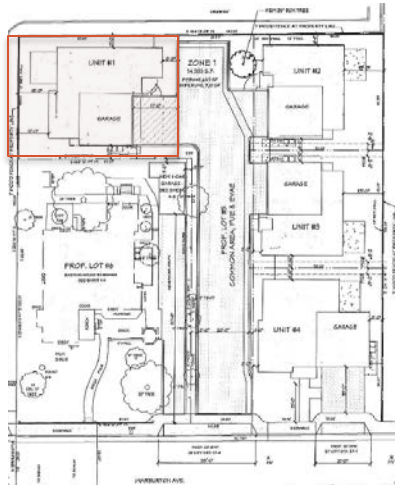
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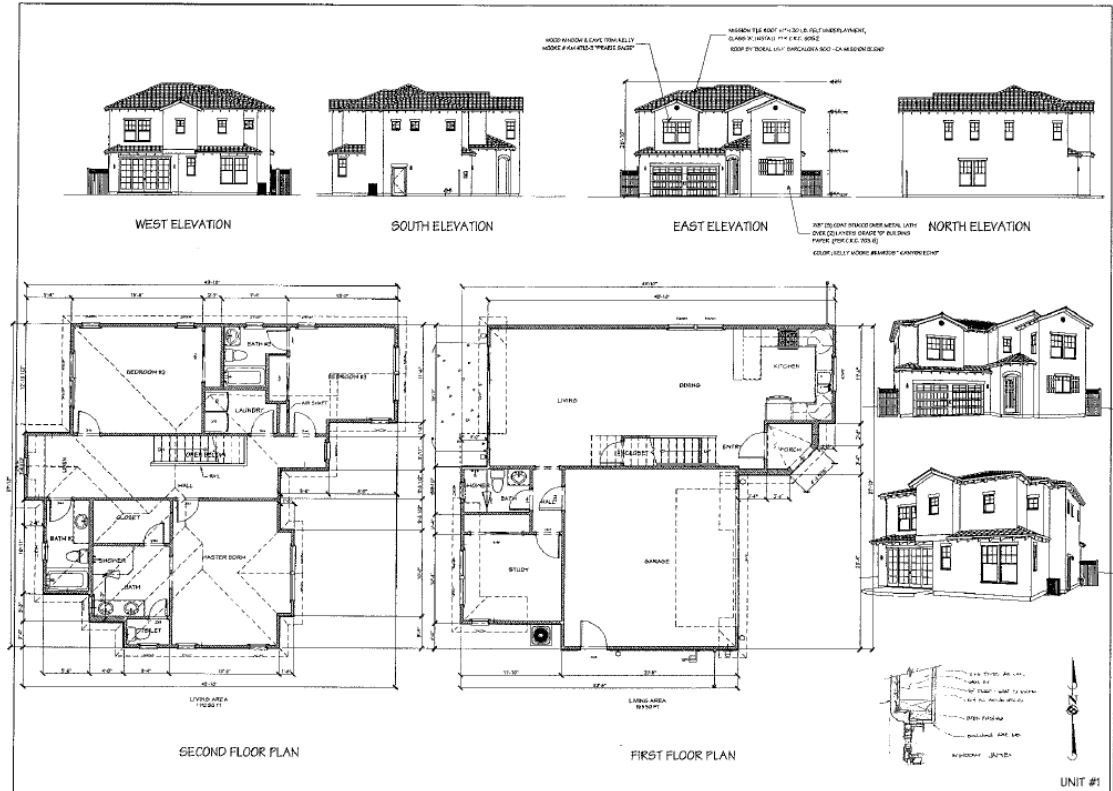
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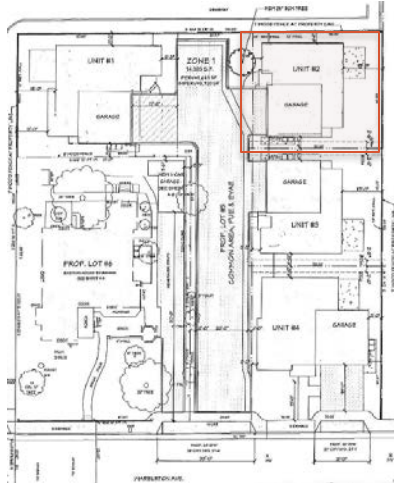
Lot 1 – Floor Plan & Elevations



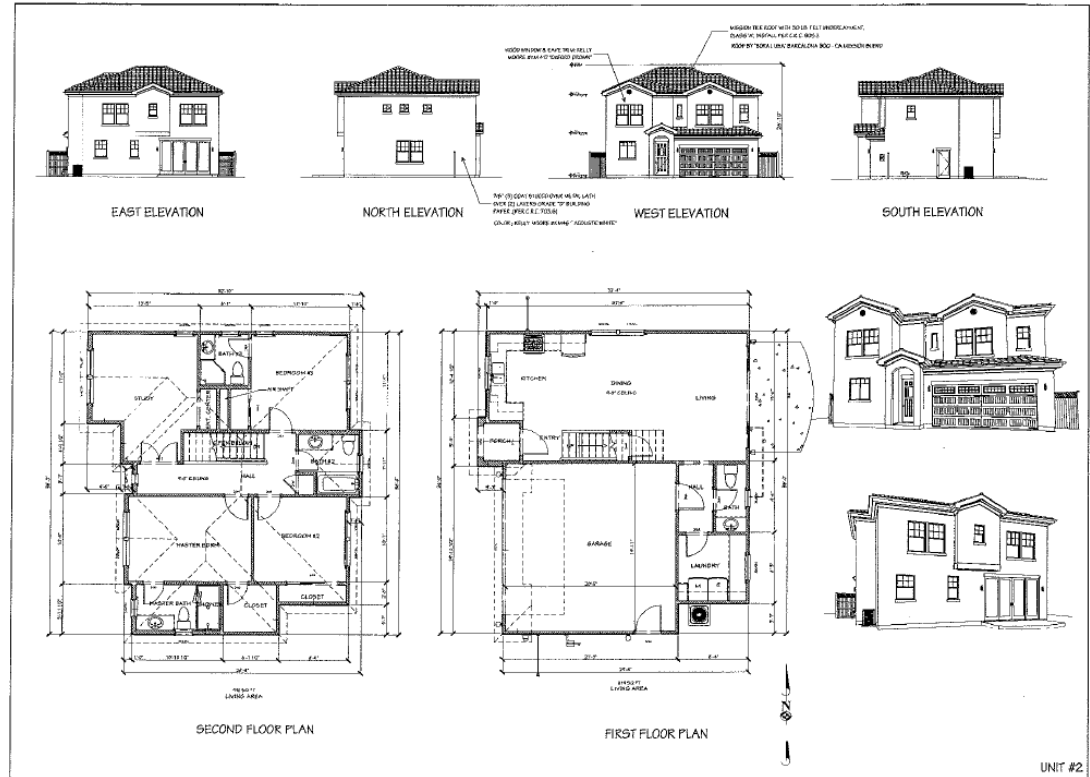
- 3,210 sf lot
- 2,057 sf residence
- 436 sf garage & 2 car driveway pad
- 3 bedrooms/4 baths



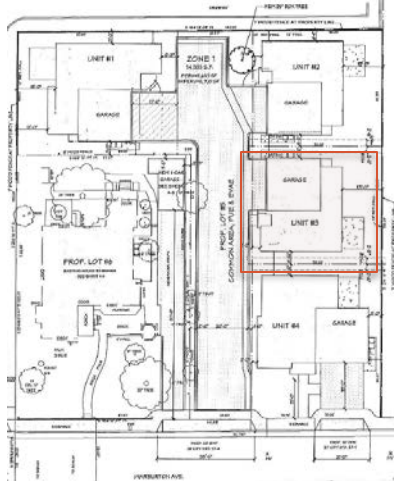
Lot 2 – Floor Plan & Elevations



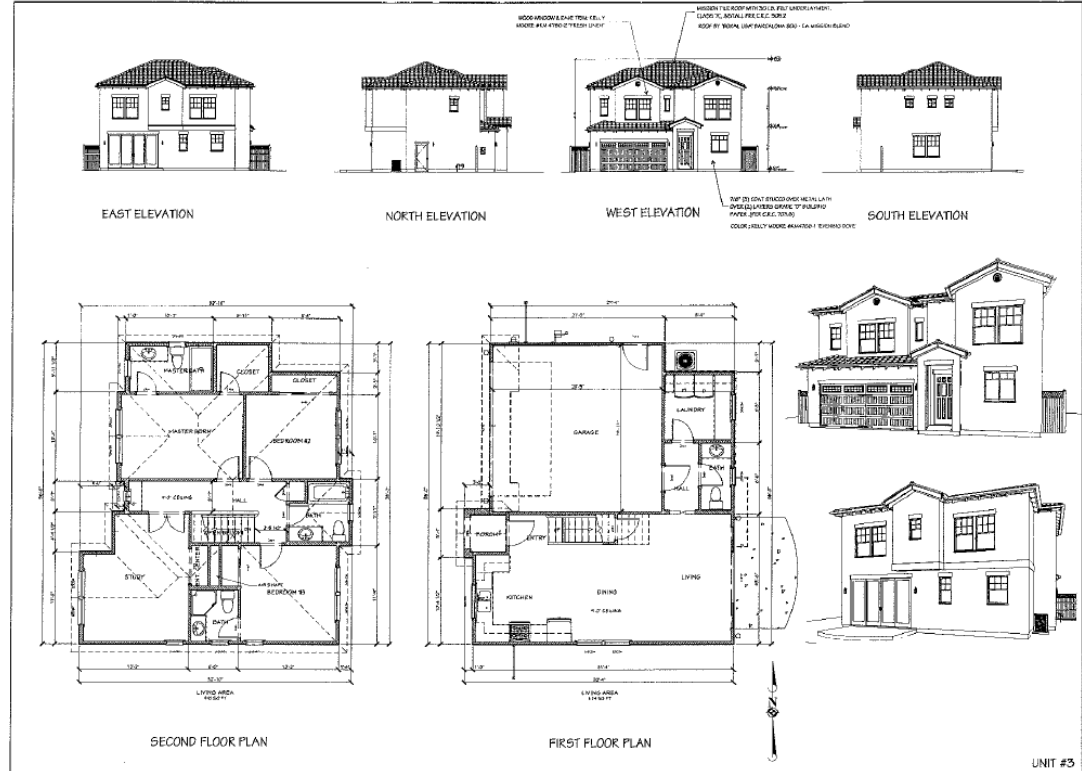
- 2,270 sf lot
- 1,609 sf residence
- 420 sf garage
- 4 bedrooms/4 baths



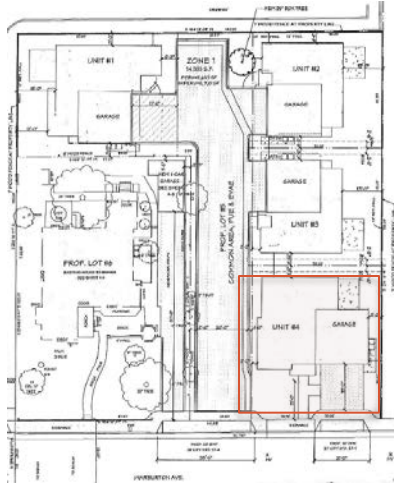
Lot 3 – Floor Plan & Elevations



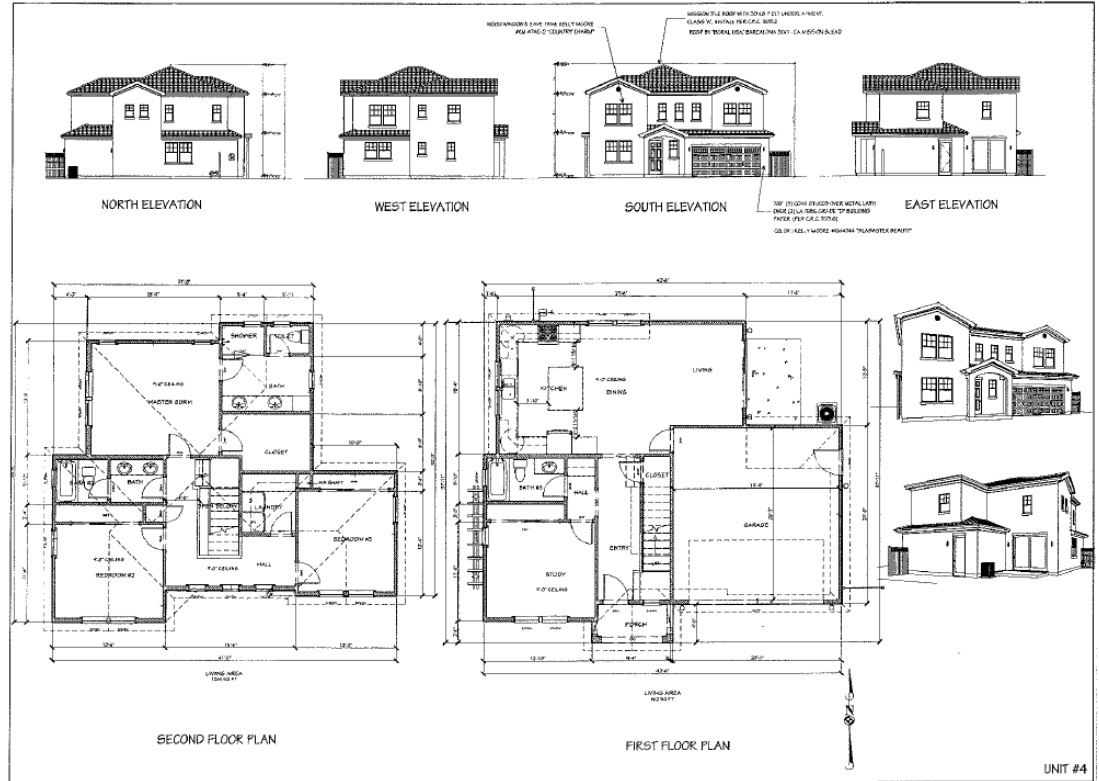
- 2,270 sf lot
- 1,609 sf residence
- 420 sf garage
- 4 bedrooms/4 baths



Lot 4 – Floor Plan & Elevations

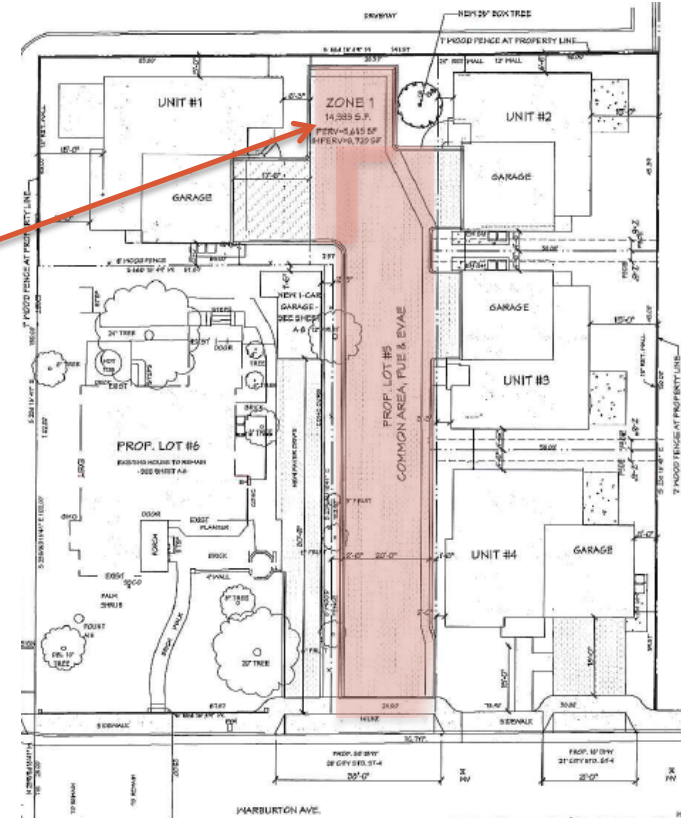


- 2,270 sf lot
- 1,609 sf residence
- 420 sf garage & 2 car driveway pad
- 3 bedrooms/4 baths

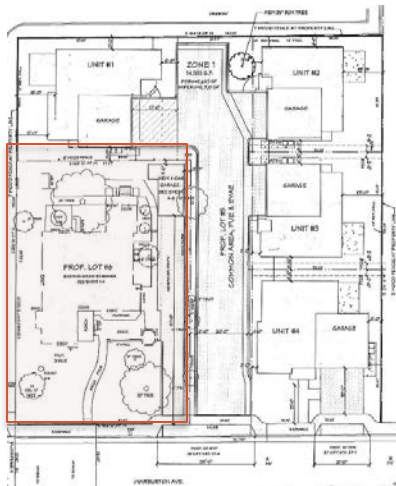


Lot 5 – Common Lot

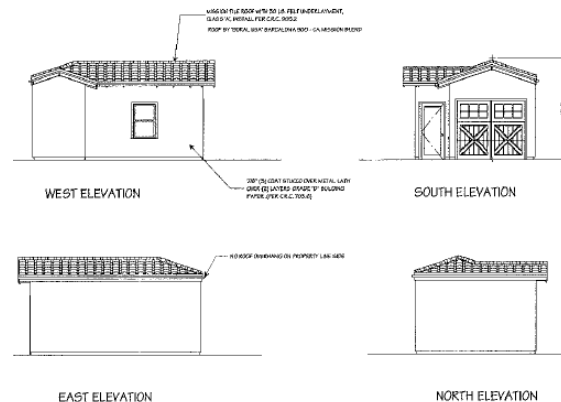
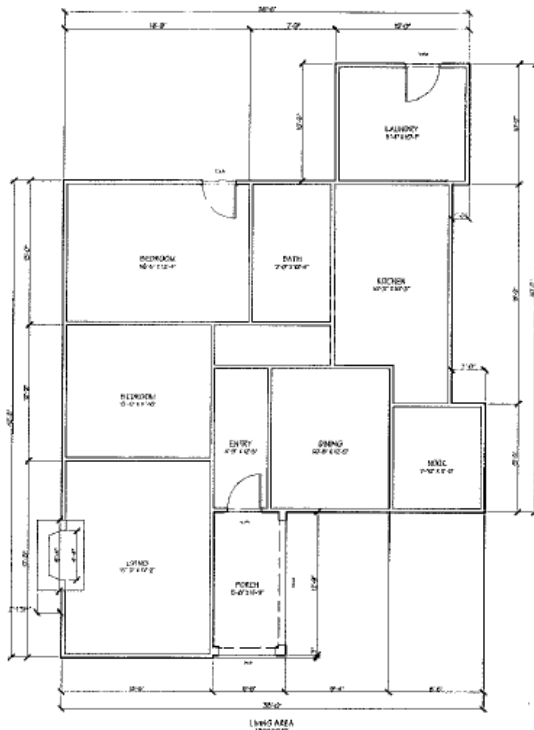
- 3,729 sf lot
- Private street
- Guest parking (2 vehicles)
- Utility corridor
- Permeable pavers



Lot 6 – Floor Plan & Garage Elevations



- 6,892 sf lot
- 1,414 sf residence
- 224 sf garage
- 2 bedrooms/1 bath



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Mitigated Negative Declaration

- Initial Study and MND circulated on February 14, 2017 for a 30-day public review period to local & State agencies and neighborhood
- Comments received from VTA, SCVWD and neighboring resident
- Mitigation measures in MMRP to address all potentially significant project impacts to less than significant

Landscape Plan & Fence Detail

